

1 BILL NO. R-80-04- 22

2 RESOLUTION NO. R- 43-80

3
4 A RESOLUTION finding, determining and
5 ratifying an inducement resolution of
6 the Fort Wayne Economic Development
7 Commission, authorizing the issuance and
8 sale of \$975,000.00 Economic Development
9 Revenue Bonds of the City of Fort Wayne,
10 Indiana, for the purpose of inducing the
11 Applicant to proceed with the acquisition,
12 construction and equipping of the Project.

13 WHEREAS, the City of Fort Wayne, Indiana (the "Issuer")
14 is authorized by I.C. 18-6-4.5 (the "Act") to issue revenue
15 bonds for the financing of economic development facilities,
16 the funds from said financing to be used for the acquisition,
17 construction and equipping of said facilities, and said facili-
18 ties to be either sold or leased to a company or directly
19 owned by a company; and

20 WHEREAS, Young Women's Christian Association of Fort
21 Wayne, Ind., Inc. a Corporation ("Corporation") has advised
22 the Fort Wayne Economic Development Commission (the "Commission")
23 and the Issuer that they propose that the Issuer loan proceeds
24 of an economic development financing to the applicant Corpor-
25 ation for the same, said economic development facility to be
26 a swimming pool and two racquetball courts to be constructed
27 on a tract of approximately 26 acres owned by the applicant
28 at 2000 North Wells Street in the City of Fort Wayne, Indiana,
29 and

30 WHEREAS, the diversification of industry and increase
31 in job opportunities (five full-time and thirteen part-time
32 jobs) to be achieved by the acquisition and equipping of the
33 Project will be of public benefit to the health, safety and
34 general welfare of the Issuer and its citizens; and

1
2 WHEREAS, having received the advice of the Fort Wayne
3 Economic Development Commission, it would appear that the
4 financing of the Project would be of public benefit to the
5 health, safety and general welfare of the Issuer and its citi-
6 zens; and

7 WHEREAS, the acquisition and equipping of the facility
8 will not have an adverse competitive effect on any similar
9 facility already constructed or operating in Fort Wayne, Indiana;

10 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF
11 THE CITY OF FORT WAYNE, AS FOLLOWS:

12 SECTION 1. The Common Council of the City of Fort Wayne
13 finds, determines, ratifies and confirms that the promotion of
14 diversification of economic development and job opportunities
15 in Fort Wayne, Indiana, is desirable to preserve the health,
16 safety and general welfare of the citizens of the Issuer; and
17 that it is in the public interest that the Commission and the
18 Issuer take such action as they lawfully may to encourage eco-
19 nomic development, diversification of industry and promotion
20 of job opportunities in and near the Issuer.


21 SECTION 2. The Common Council of the City of Fort Wayne
22 approves, determines, ratifies and confirms that the issuance
23 and sale of economic development revenue bonds in an amount of
24 approximately \$975,000.00 of the Issuer under the Act for the
25 acquisition and equipping of the Project or the loan of the
26 proceeds of the revenue bonds to the Applicant, will serve the
27 public purposes referred to above, in accordance with the Act.

28 SECTION 3. In order to induce the Applicant to proceed
29 with the acquisition, construction and equipping of the Project,
30 the Common Council of the City of Fort Wayne hereby approves,
31 determines, ratifies and confirms that (i) it will take or cause
32 to be taken such actions pursuant to the Act as may be required

1 to implement the aforesaid financing, or as it may deem appro-
2 priate in pursuance thereof; provided that all of the foregoing
3 shall be mutually acceptable to the Issuer and the Applicant;
4 and (ii) it will adopt such ordinances and resolutions and
5 authorize the execution and delivery of such instruments and
6 the taking of such action as may be necessary and advisable
7 for the authorization, issuance and sale of said economic de-
8 velopment revenue bonds.
9

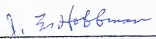
10 SECTION 4. All costs of the Project incurred after
11 the adoption of this inducement resolution, including reim-
12 bursement or repayment to the Applicant of moneys expended
13 by the Applicant for planning, engineering, interest paid
14 during construction, underwriting expenses, attorney and bond
15 counsel fees, acquisition, construction and equipping of the
16 Project will be permitted to be included as part of the bond
17 issue to finance the Project, and the Issuer will loan the
18 proceeds from the sale of the bonds to the Applicant for said
19 purposes. Also, certain indirect expenses, including but not
20 limited to, planning, architectural work and engineering in-
21 curred prior to this inducement resolution will be permitted
22 to be included as part of the bond issue to finance the Project.

23 SECTION 5. That this Resolution shall be in full
24 force and effect from and after its passage and approval by
25 the Mayor.

26 

Councilman

27 APPROVED AS TO FORM AND
28 LEGALITY APRIL , 1980.

29 
30 JOHN F. HOFFMAN
31 City Attorney
32

Read the first time in full and on motion by Stier, seconded by Eastman, and duly adopted, read the second time by title and referred to the Committee Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on 4-19, the 19 day of April, at 9 o'clock M., E.S.T.

DATE: 4-24-80

Charles W. Westerman
CHARLES W. WESTERMAN
CITY CLERK

Read the third time in full and on motion by Stier, seconded by Eastman, and duly adopted, placed on its passage. PASSED (~~test~~) by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT	TO-WIT:
TOTAL VOTES	<u>8</u>	<u> </u>	<u> </u>	<u>1</u>	<u> </u>
BURNS	<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
EISBART	<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
GIAQUINTA	<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
NUCKOLS	<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
SCHMIDT, D.	<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
SCHMIDT, V.	<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
SCHOMBURG	<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
STIER	<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
TALARICO	<u> </u>	<u> </u>	<u> </u>	<u>X</u>	<u> </u>

DATE: 5-12-80

Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ZONING MAP) (GENERAL) (ANNEXATION) (SPECIAL) (APPROPRIATION) ORDINANCE (RESOLUTION) No. B-43-80 on the 12th day of May, 19 80.

ATTEST:

(SEAL)

Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

Divian J. Schmidt
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 14th day of May, 19 80, at the hour of 11:30 o'clock A. M., E.S.T.

Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

Approved and signed by me this 10th day of May, 19 80, at the hour of 4 o'clock P. M., E.S.T.

Winfield C. Moses, Jr.
WINFIELD C. MOSES, JR.
MAYOR

BILL NO. R-80-04-22

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS REFERRED AN

ORDINANCE A RESOLUTION finding, determining and ratifying an
inducement resolution of the Fort Wayne Economic Development
Commission, authorizing the issuance and sale of \$975,000.00
Economic Development Revenue Bonds of the City of Fort Wayne,
Indiana, for the purpose of inducing the Applicant to proceed
with the acquisition, construction and equipping of the Project

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE do PASS.

JAMES S. STIER, CHAIRMAN

MARK GIAQUINTA, VICE CHAIRMAN

BEN EISBART

PAUL M. BURNS

DONALD J. SCHMIDT

CONCURRED IN

DATE 5-13-80 CHARLES W. WESTERMAN, CITY CLERK

LAW OFFICES

ROTHBERG, GALLMEYER, FRUECHTENICHT & LOGAN

SOL ROTHBERG
GEORGE E. FRUECHTENICHT
THOMAS D. LOGAN
PHILLIP E. GUTMAN
JOHN H. HEINEY
VERN E. SHELTON
DONALD M. AIKMAN

MARTIN T. FLETCHER
DAVID A. TRAVELSTEAD
RICHARD D. ROBINSON
THOMAS M. GALLMEYER
RICHARD E. FOX
RICHARD H. BLAICH
F. L. DENNIS LOGAN



AREA CODE 219
TELEPHONE 422-9454

INDIANA BANK BUILDING
FORT WAYNE, INDIANA
46802

THOMAS A. GALLMEYER
OF COUNSEL

April 23, 1980

Mr. Jimmy Stier
3404 Congress Avenue
Fort Wayne, Indiana 46806

Re: S-80-04-19

An Ordinance authorizing the City of Fort Wayne to issue its "Economic Development First Mortgage Revenue Bonds, Series 1980 (J.B. Tool, Die & Engineering, Inc., Project)" and approving other actions in respect thereto.

Dear Mr. Stier:

This office serves as legal counsel for J.B. Tool, Die & Engineering, Inc., (the "Company" identified in S-80-04-19).

It is our understanding that the above-captioned bill was introduced during the course of the Fort Wayne Common Council proceedings held April 22, 1980. It is our client's desire that said bill be presented for discussion, and that the Company be given the opportunity to respond to any questions which might arise concerning the project at the Finance Committee meeting presently scheduled for May 13, 1980.

It is with my client's desire in mind, and upon recommendation by the City Clerk's office, that I am writing you to request that this bill be placed on the Finance Committee's agenda for its May 13, 1980 meeting.

It is our hope that at the May 13 meeting, this project can be fully explained to the members of the Common Council and all questions concerning same can be answered, so that the Council will be in a position to take whatever action it deems appropriate regarding this bill at its May 13, 1980 regular session.

Thank you for consideration of this matter. I remain,

Very truly yours,

ROTHBERG, GALLMEYER,
FRUECHTENICHT & LOGAN

Richard E. Fox

REF/rmb
cc: Mr. Charles W. Westerman

REPORT OF THE FORT WAYNE ECONOMIC DEVELOPMENT
COMMISSION CONCERNING THE PROPOSED FINANCING
OF ECONOMIC DEVELOPMENT FACILITIES FOR YOUNG
WOMEN'S CHRISTIAN ASSOCIATION OF FORT WAYNE,
IND., INC.

Having been furnished certain data by Young Women's Christian Association of Fort Wayne, Ind., Inc., and having had discussions with representatives of said Company, the Fort Wayne Economic Development Commission now submits the following report pursuant to Indiana Code 18-6-4.5-16.

Description of Proposed Facilities

The proposed facilities will be a swimming pool and two racquetball courts to be constructed on a tract of approximately 26 acres owned by the applicant at 2000 North Wells Street in the City of Fort Wayne, Indiana.

Estimate of Public Services Required

All public services, including water and sewage, now exist. No public facilities will be made necessary on account of the proposed facilities.

Total Project Cost

The total project cost for the purchase, construction and equipping of the facilities is estimated to be \$1,390,630.00 of which amount \$975,000.00 is to be financed by the issuance of economic development revenue bonds.

Number of Jobs and Estimated Payroll

It is anticipated there will be approximately 5 full-time and 13 part-time new jobs created by this project with an estimated payroll increase of approximately \$110,000.00 annually.

Adverse Competitive Effect

The construction of the facilities will not have an adverse competitive effect on any similar facilities already constructed or operating in or near Fort Wayne, Indiana.

Dated this 8th day of April, 1980.


(Wayne P. Simerman)

(Louis R. Dinwiddie)


(Jack Green)


(Sidney R. Sheray)


(Don B. Fisher)



THE CITY OF FORT WAYNE

COMMUNITY DEVELOPMENT & PLANNING
CITY-COUNTY BUILDING • ONE MAIN STREET • FORT WAYNE, INDIANA 46802

April 4, 1980

Fort Wayne Economic Development Commission
City of Fort Wayne
Fort Wayne, IN

Gentlemen:

This is to certify that the Fort Wayne Economic Development Commission duly submitted to the Executive Director or Chairman of the Fort Wayne Plan Commission the report of the Fort Wayne Economic Development Commission entitled "Application to Fort Wayne, Indiana, Economic Development Commission for Economic Development Revenue Bond Financing."

The Commission has examined said report and finds that the content of the report in all things complies with the Master Plan of the Fort Wayne Plan Commission and that said facilities will be located on a properly zoned area.

The Fort Wayne Plan Commission hereby approves and recommends the Project as outlined in said report, for the Y.W.C.A. expansion.

FORT WAYNE PLAN COMMISSION


Allen P. Norby *KM*

Deputy Director
Title



THE CITY OF FORT WAYNE

COMMUNITY DEVELOPMENT & PLANNING
CITY-COUNTY BUILDING • ONE MAIN STREET • FORT WAYNE, INDIANA 46802

C.D.&P. STAFF REPORT TO THE FORT WAYNE ECONOMIC DEVELOPMENT COMMISSION

-Recreation Facility for Young Women's Christian Association

1. ZONING

Present zoning is R-3. The property at 2000 N. Wells St. presently in use by the Y.W.C.A. was granted a contingent use by the Board of Zoning Appeals in 1977. This use is allowed under Chapter 33 of the Municipal Code, Article IV, Section 33-12.

2. CITY'S COMPREHENSIVE PLAN

Expansion of the present Y.W.C.A. facilities on Wells St. does not conflict with the goals and policies of the City's Proposed Comprehensive Plan.

3. ALLEN COUNTY OVERALL ECONOMIC DEVELOPMENT PROGRAM

This project serves to expand job opportunities for area residents, a stated goal of the County O.E.D.P.

4. OTHER ECONOMIC DEVELOPMENT BENEFITS

- a) jobs to bond amount ratio
1: \$84,783
- b) increase in local tax base
zero
- c) low and moderate income impact
within walking distance of several low income target neighborhoods
will serve to meet low and moderate income residents recreational needs



THE CITY OF FORT WAYNE

CITY-COUNTY BUILDING • ONE MAIN STREET • FORT WAYNE, INDIANA 46802

community development & planning

10 April 1980

Mr. John Hoffman, City Attorney
City of Fort Wayne
Suite 1212, Anthony Wayne Bank Building
Fort Wayne, IN 46802

Re: YWCA Application before E.D.C.

Dear Mr. Hoffman:

The property located at 2000 N. Wells Street is zoned "R-3" Multi-Family Residential. The YWCA was granted the present use of the property through the Board of Zoning Appeals as a contingent use. The proposal as described in the Economic Development Commission Report conforms to the approval granted the YWCA by the Board of Zoning Appeals.

FORT WAYNE CITY PLAN COMMISSION

Allen P. Norby, Jr., AICP
Director of Planning

APN:pb

RESOLUTION OF
FORT WAYNE ECONOMIC DEVELOPMENT COMMISSION

WHEREAS, the City of Fort Wayne, Indiana, (the "Issuer") is authorized by IC 18-6-4.5 (the "Act") to issue revenue bonds for the financing of economic development facilities, the funds from said financing to be used for the acquisition, construction and equipping of said facilities, and said facilities to be either sold or leased to a company or directly owned by a company; and

WHEREAS, Young Women's Christian Association of Fort Wayne, Ind. Inc., an Indiana not-for-profit corporation ("Corporation"), has advised the Fort Wayne Economic Development Commission (the "Commission") and the Issuer that it proposes that the Issuer acquire and equip an economic development facility and sell the same to the Developers or loan proceeds of an economic development financing to the developers for the same, said economic development facility to be a swimming pool and recreational racquet ball courts and associated equipment, including the real estate on which it is located, to be located at 2000 North Wells Street in Fort Wayne, Indiana, on an approximate one (1) acre tract of land (the "Project"); and

WHEREAS, the diversification of industry and increase in job opportunities (five full time and 13 part time) to be achieved by the acquisition of the Project will be of public benefit to the health, safety and general welfare of the Issuer and its citizens; and

WHEREAS, it would appear that the financing of the Project would be of public benefit to the health, safety and general welfare of the Issuer and its citizens; and

WHEREAS, the acquisition and construction of the facility will not have an adverse competitive effect on any similar facility already constructed or operating in Fort Wayne, Indiana;

NOW, THEREFORE, BE IT RESOLVED by the Commission as follows:

1. The Commission hereby finds and determines that the promotion of diversification of economic development and job opportunities in Fort Wayne, Indiana, is desirable to preserve the health, safety and general welfare of the citizens of the Issuer, and that it is in the public interest that the Commission and the Issuer take such action as they lawfully may to encourage economic development, diversification of industry and promotion of job opportunities in and near the Issuer.

2. The Commission hereby finds and determines that the issuance and sale of economic development revenue bonds in an amount of approximately \$975,000 of the Issuer under the Act for the acquisition, construction and equipping of the Project and the sale or leasing of the Project to the Applicant or the loan of the proceeds of the revenue bonds to the Applicant, will serve the public purposes referred to above, in accordance with the Act.

3. In order to induce the Applicant to proceed with the acquisition, construction and equipping of the Project, the Commission hereby finds and determines that (i) it will take or cause to be taken such actions pursuant to the Act as may be required to implement the aforesaid financing, or as it may deem appropriate in pursuance thereof; provided that all of the foregoing shall be mutually acceptable to the Issuer and the Applicant; and (ii) it will adopt such resolutions and authorize the execution and delivery

of such instruments and the taking of such action as may be necessary and advisable for the authorization, issuance and sale of said economic development revenue bonds.

4. All costs of the Project incurred after the adoption of the inducement resolution of the Issuer, including reimbursement or repayment to the Applicant of moneys expended by the Applicant for planning, engineering, interest paid during construction, underwriting expenses, attorney and bond counsel fees, and acquisition, construction and equipping of the Project will be permitted to be included as part of the bond issue to finance the Project, and the Issuer will sell or lease the same to the Applicant or loan the proceeds from the sale of the bonds to the Applicant for the same purposes.

Adopted this 8 day of april, 1980.

FORT WAYNE ECONOMIC DEVELOPMENT
COMMISSION









DIGEST SHEET

TITLE OF ORDINANCE: Resolution

03-80-04-22

DEPARTMENT REQUESTING ORDINANCE: Economic Development Commission

SYNOPSIS OF ORDINANCE: A resolution finding, determining and ratifying
an inducement resolution of the Fort Wayne Economic Development Commission
authorizing the issuance and sale of \$975,000.00 Economic Development
Revenue Bonds of the City of Fort Wayne, Indiana, for the purpose of in-
ducing the Applicant to proceed with the acquisition, construction and
equipping of the Project. — ywca

EFFECT OF PASSAGE: Approximately five full-time and thirteen part-time
jobs created with an estimated payroll increase of approximately \$110,000.00
annually.

EFFECT OF NON-PASSAGE: Unable to construct and make available to the
community their proposed swimming pool and racquetball courts.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS): \$1,390,630.00

ASSIGNED TO COMMITTEE: Finance